

City of Wichita, Kansas Americans with Disabilities Act Transition Plan

Osage Park

2121 West 31st Street

July 2005



Prepared by

DMCG

Disability Management Consulting Group L.L.C.

2801 Jonquil Place
Columbia, MO 65202

In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

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City of Wichita – ADA/504 Transition Plan – Osage Park - July 2005

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Locations		Structural Inconsistencies	Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
6. Exterior Entrances/Exits	The threshold at the main public entrance is too high measuring 3-inches.	4.13	Thresholds at doors that are required to be accessible can be no higher than ½-inch. Lower the existing threshold to comply with ADAAG specifications if these doors are required to exist due to local fire code.	H	H	M	1 5	\$100	See Building Block 8 – Accessible Doors for additional information.			
7. Exterior Entrances/Exits	Directional signage does not exist at inaccessible public entrances. In addition, the symbol of accessibility does not exist at accessible entrances.	4.1.2(7)(c)	According to ADAAG, the symbol of accessibility must exist at accessible entrances when not all are accessible (inaccessible entrances shall have directional signage to indicate the route to the nearest accessible entrance). Provide the symbol of accessibility on accessible entrances and provide directional signage at inaccessible entrances.	M	H	L	1 6 1 7	\$100	ADAAG			
8. Exterior Entrances/Exits	Appropriate level clear floor space does not exist at the automatic door operating mechanism at the accessible side door.	4.13.1 2 4.27.2	If an automatic door is used, then it shall comply with ANSI/BHMA A156.10-1985. In addition, Clear floor space complying with 4.2.4 that allows a forward or a parallel approach by a person using a wheelchair shall be provided at controls, dispensers, receptacles, and other operable equipment. Relocate the activation button so that an appropriate level clear floor space exists.	H	H	L	3	\$200	ADAAG			
9. Exterior Paths to Facility	The curb ramp, leading to the main entrance has a steep running slope, steep side flares, and does not have a detectable warning surface.	4.7 4.7.7	A detectable warning surface is required on all curb ramps and is more necessary when a curb ramp leads to cross vehicular traffic. ADAAG requires side flares on curb ramps to be a maximum slope of 1:10. The existing side flares have more than a 30% slope. The running slopes of curb ramps are required to be no steeper than 1:12 (8.33%). The running slope of the existing curb ramp measures 8.8%. Modify the existing ramp to comply with ADAAG specifications.	H ®	H	M	1 6 1 7	\$500	Detectable Warning Suspension Detectable Warning Specifications #1, #2 Building Block 5 – Curb Ramps			

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12. Exterior Paths to Facility	Due to dirt/grass surfaces, an accessible path of travel does not exist leading to the baseball field, bleachers or other public or player areas.	4.5.1 4.1.2(2) (b)[R F]	An accessible route complying with 4.3 is required to directly connect both sides of the court in court sports. Accessible wheelchair seating is required to exist at team player seating areas and at public spectator seating areas. Provide an asphalt, concrete or rubber path of travel to the baseball dugouts and bleacher seating areas, including accessible wheelchair seating locations, which comply with ADAAG specifications.	L	H	M	24 25	\$2,000	See The Recreational Facilities – Final Rule, Section 4.1.2(2)(b) (<i>not enforceable</i>)			
13. Exterior Paths to Facility	Due to dirt/grass surfaces, an accessible path of travel does not exist leading to the tennis courts or the basketball court.	4.5.1 4.1.2(2) (b)[R F]	An accessible route complying with 4.3 is required to directly connect both sides of the court in court sports. Provide an accessible path of travel to both of these courts.	L	H	M	19 21	\$2,000	See The Recreational Facilities – Final Rule, Section 4.1.2(2)(b) (<i>not enforceable</i>)			
14. General Interior	The counter in the Club Room is located too high at 40-inches.	7.2(2)	At counters where goods and services are distributed, but do not include cash registers, either a portion of the counter is required to be accessible or and accessible lowered counter or desk should exist in close proximity to the counter. Accessible counters are a maximum of 36-inches high and a minimum of 36-inches long. Ensure that a desk or table, in close proximity to the counter, is available and can be utilized when necessary.	H	H	M	4	\$0	ADAAG New ADAAG			
15. General Interior	Appropriate maneuvering clearance does not exist at the latch pull side of the kitchen door.	4.13.6	The existing entrance door provides 6-inches of space at the latch pull side. ADAAG requires at least 18-inches to the latch pull side of doors of this type. Modify this door to comply with ADAAG specifications.	M	H	M	56	\$500	See Building Block 8 – Accessible Doors for more information regarding maneuvering space.			

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16. General Interior	The sink in the kitchen is not accessible due to numerous barriers.	4.24	The existing sink does not provide knee and toe clearance, and is too high at 36-inches. According to ADAAG, knee clearance that is at least 27 in (685 mm) high, 30 in (760 mm) wide, and 19 in (485 mm) deep shall be provided underneath sinks. The existing sink is 36-inches high and ADAAG requires accessible sinks to be no higher than 34-inches. According to the program access provisions of Title II , programs or services offered to the general public shall be accessible and usable by individuals. Therefore, if this sink is used by the general public, then it should be made accessible, complying with ADAAG specifications.	M	H	M	5	\$1,000	ADAAG 4.24			
17. General Interior	The paper towel dispenser, in the kitchen, is located too high at 62-inches.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Ensure at least one paper towel dispenser is within ADAAG specified reach ranges.	M	L	M	5	\$50	See Building Block #10 – Reach Ranges #1, #2, #3.			
18. General Interior	The counter in the Lounge Room is located too high at 38 ½-inches.	7.2(2)	At counters where goods and services are distributed, but do not include cash registers, either a portion of the counter is required to be accessible or an accessible lowered counter or desk should exist in close proximity to the counter. Accessible counters are a maximum of 36-inches high and a minimum of 36-inches long. Ensure that a desk or table, in close proximity to the counter, is available and can be utilized when necessary.	H	H	M	7	\$0	ADAAG New ADAAG			
19. General Interior	The thermostat, in the Lounge Room, is too high at 66-inches.	4.27.3	According to ADAAG, the highest operable part of controls, dispensers, receptacles, and other operable equipment, that are used by the general public, shall be placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6 . Lower the existing thermostat to within ADAAG reach range specifications, if it is used by the general public.	M	H	M	7	\$100	ADAAG			

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20. General Interior	The counter, in the Craft Room, is too high at 36-inches.	4.32.4	According to ADAAG, the tops of accessible counters, where the counters are used by the general public, shall be from 28 in to 34 in (710 mm to 865 mm) above the finish floor or ground. Appendix Note . Ensure that a fully accessible counter exists in this room when necessary.		L	H	L	1 2	\$0	ADAAG				
21. General Interior	The sink in the Craft Room, is not accessible due to numerous barriers.	4.24	The existing sink does not provide knee and toe clearance, and has a depth of over 12-inches. According to ADAAG, knee clearance that is at least 27 in (685 mm) high, 30 in (760 mm) wide, and 19 in (485 mm) deep shall be provided underneath sinks. In addition, each sink shall be a maximum of 6-1/2 in (165 mm) deep. According to the program access provisions of Title II , programs or services offered to the general public shall be accessible and usable by individuals. Therefore, if this sink is used by the general public, then it should be made accessible, complying with ADAAG specifications.		M	H	M	1 3	\$200	ADAAG 4.24				
22. General Interior	The paper towel dispenser, located above the sink in the Craft Room, is too high.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Ensure at least one paper towel dispenser is within ADAAG specified reach ranges.		M	H	M	1 3	\$50	See Building Block #10 – Reach Ranges #1, #2, #3 .				
23. Restrooms	The paper towel dispensers, located in the men’s and women’s restrooms, are too high.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Ensure at least one paper towel dispenser is within ADAAG specified reach ranges.		M	H	M	1 1	\$100	See Building Block #10 – Reach Ranges #1, #2, #3 .				

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24. Restrooms	The toilet stall, in the men's restroom, is totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, very narrow stall, and lack of rear grab bar. Modify the restroom to comply with ADAAG specifications, if it is technically feasible to do so. The existing stall does conform to ADAAG's alternate stall specifications.	H	H	M	9	\$3,000	Restroom Figures – Building Blocks			
25. Restrooms	The toilet stall, in the women's restroom, is totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, very narrow stall, and lack of rear grab bar. Modify the restroom to comply with ADAAG specifications, if it is technically feasible to do so. In addition, an alternate stall does not exist in this restroom due to incorrect door placement.	H	H	M	11	\$3,000	Restroom Figures – Building Blocks			

Osage Park - Conceptual Cost Projections

Total	\$10,650
Year One (Very High)	\$3,500
Year Three (High)	\$7,200
Year Five (Medium)	\$2,100
Year Ten (Low)	\$7,850